

SITE PLAN APPLICATION

PROPERTY DESCRIPTION:

General Property Location (street name and block number or nearest cross street):

± 220' NORTH OF LOVING TRAIL, WEST SIDE OF SH 121

Current Legal Description (abstract and tract number or subdivision, lot, and block):

LOT 2, BLOCK A, GLADE PARKS ADDITION

Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):

PD 1944 - GLADE PARKS

USE/CONDITIONS/PARKING:

Proposed Use: RESTAURANT

SIC Code: 5812

Special Conditions Applicable to the Use: (Indicate the letter of any "Special Conditions" in UDC Table 4-A that apply to the use(s):

j, ab

Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s):

5

PROPOSED BUILDING STATISTICS:

Lot Area 1.285 Ac.

Lot Width at Building Line for each Street Frontage 210.25' (SH 121)

Proposed Building Setbacks:

Front: 20' Rear: N/A Side (left): N/A Side (right): N/A

Gross Building Floor Area

4,360 S.F.

Height in Feet to Highest Point

23' - 0"

Number of Floors

1

Exterior Masonry Façade (exclusive of doors and windows):

Front Elevation: Brick 20 % / Stucco 80 % / Other 0 %

Left Side Elevation: Brick 56 % / Stucco 44 % / Other 0 %

Right Side Elevation: Brick 31 % / Stucco 69 % / Other 0 %

Rear Elevation: Brick 18 % / Stucco 82 % / Other 0 %

OFF STREET PARKING: (UDC 84-200 and 84-202)

Total Spaces Required / Provided

88/84

Number of Handicapped Spaces

4

Number of Loading Bays Provided

0

DRIVEWAYS: (UDC 84-202 through 84-210)

Number proposed per street 0
 Clearance from nearest street intersections N/A
 Clearance between existing and proposed driveways N/A
 Width of each driveway N/A
 Curb Radii for each driveway N/A
 Distance between property line and first parking space N/A

SIGN & STREET GRAPHICS: (UDC 84-230 through 84-302) *NOT PROPOSED BY THIS PLAN*

Proposed Pole/Ground Signs:

Street Name _____ Front Setback _____ Side Setback _____

Overall Height _____ Sign Area _____

Proposed Wall Signs:

Street the sign faces _____ Sign Area _____

LANDSCAPING: (UDC Article VII)

Land Area of Street Yard	Street Yard	Non Street Yard
<u>18,401 SF</u>		
Number of parking spaces provided	<u>30</u>	<u>54</u>
Square feet of landscaped area	<u>2842</u>	<u>5052</u>
Square feet of landscape islands in parking lot	<u>1080</u>	<u>1263</u>
Number of large trees existing / proposed	<u>5</u>	<u>12</u>
Number of ornamental trees proposed	<u>14</u>	<u>1</u>
Number of shrubs proposed	<u>227</u>	<u>170</u>
Square feet of ground cover proposed	<u>1015</u>	<u>625</u>

SIGNATURES:

Applicant (please print) Spiars Engineering - John Spiars

Owner: Glade Infrastructure, LLC

Address: 765 Custer Road, Suite 100
Plano, TX 75075

Address: 6723 Weaver Road, Suite 108
Rockford, IL 61114

Phone: 972-422-0077

Phone: 815-387-3100

Fax: 972-422-0075

Fax: 815-398-5278

Email: john.spiars@spiarsengineering.com

Email: zachknutson@nrockre.com

Signature: _____

Signature: Zach Knutson, Vice President

OFFICE USE ONLY:

Fee Paid:	Received By:	Date Received:	Case Number:	H.T.E. Number:
-----------	--------------	----------------	--------------	----------------

<u>\$3000</u>	<u>[Signature]</u>	<u>11/17/14</u>	<u>14-18-SP</u>	<u>14-400001</u>
---------------	--------------------	-----------------	-----------------	------------------